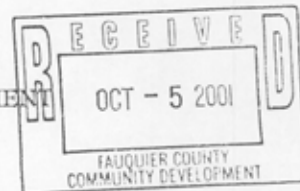


FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
THIRD FLOOR — COURT AND OFFICE BUILDING
40 CULPEPER STREET
WARRENTON, VIRGINIA 20186
(540) 347-8660
FAX (540) 341-3444



PLANNING
(540) 347-8703
COUNTY ENGINEER
COUNTY SOIL SCIENTIST
(540) 347-8660

ZONING ADMINISTRATION
(540) 347-8789
BUILDING
AND ZONING PERMITS
(540) 347-8646
(540) 347-8647
(540) 347-8674
FAX (540) 347-2043

DATE: October 5, 2001
TO: Elizabeth Cook, Chief of Planning
FROM: Jennifer Kilanski, P.E., Consultant/County Engineer *JK/psg*
SUBJECT: Warrenton North, LLC (#PP01-C-08)
PIN's #6985-61-4023-000 and #6985-60-4454-000

Engineering has reviewed the above-referenced preliminary plan and has the following comments:

1. This site is in the Occoquan Watershed and will require BMP's as well as stormwater management.
2. If it is intended to use the existing pond as a BMP/SWM pond, as-builts and a dam safety inspection will be required to determine if the pond will take the increased runoff without adverse affects to the dam and the outfall structure. In addition, the pond will have to meet the current standards for BMP/SWM ponds.
3. The area below the pond embankment is unsuitable for a house site.
4. This site is not shown in the designated FEMA 100 year floodplain.
5. If a trench is being proposed for SWM/BMP's, please note that the drainage area is not to exceed 5 acres and must have an access easement to the facility. In addition, a maintenance agreement must be executed.
6. The culvert near the cul-de-sac cannot drain into or near an infiltration trench.
7. The existing grade on Timberstone Lane, near the intersection of Blackwell Timbers Drive, is about 20%. This area appears to be adjacent to a rock quarry and may be shallow to rock. Since street grades cannot exceed 10%, it may be difficult to meet County standards.
8. A statement should be added specifying whether streets are to be privately or publicly maintained.
9. Typically, no culverts that are skewed under the road are allowed by VDOT.

8:00 A.M. — 4:30 P.M.

ATTACHMENT 3

10. Infiltration trenches are not to be installed directly downstream of drainfields.
11. It is recommended that the waiver for the cul-de-sac length not be granted. The extra length places the cul-de-sac in the middle of a large drainage swale.

If you have any questions, please feel free to contact me.